



Etheldene Avenue, N10

£1,700,000

This five-bedroom Collins-built Arts & Crafts family home offers a unique living experience elevated above street level, showcasing a charming facade. Distinctly larger in build than its neighbours, this property boasts fireplaces in the majority of its rooms, alongside two bathrooms, two reception areas, and a well-established rear garden.

Etheldene Avenue is a quiet residential road bordering the Rookfields. Local schools are close by and the vibrant mix of independent shops, restaurants, cafes and cinemas of both Muswell Hill and Crouch End Broadways are within easy reach. You are spoilt for choice with green spaces and easy access to Highgate tube (Northern Line) and Finsbury Park.

Features

- Five Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Beautiful Location
- Period Features
- Raised Off Street Level



Etheldene Avenue, N10

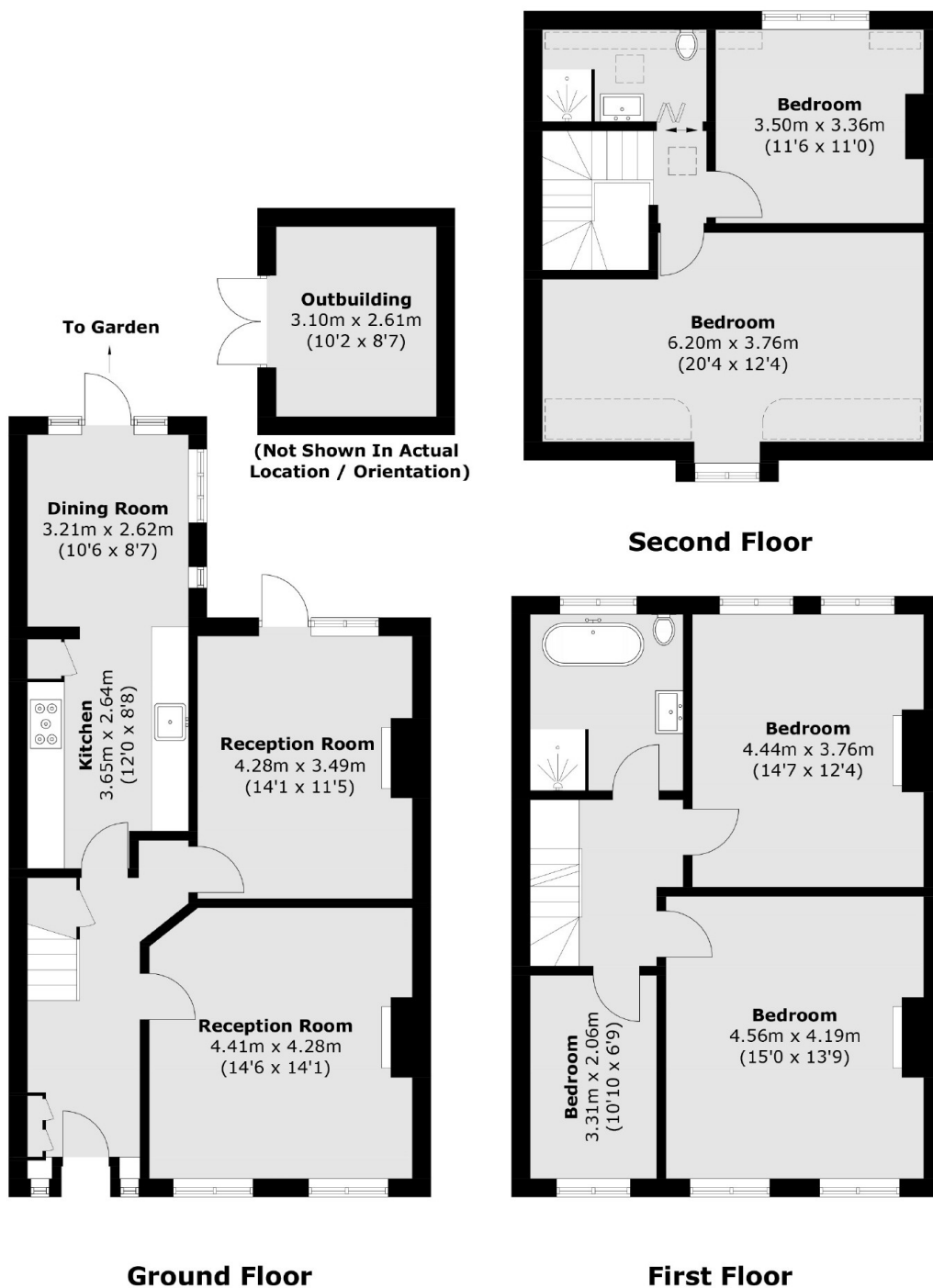
Upon arrival, one is greeted by a charming pathway leading to the front of the house, enhanced by a delightful south-facing lawn situated above street level. Entering through the front door, a clear perspective extends through to a well-established rear garden. To the right of the hallway, the front reception room is bathed in natural light and features parquet flooring, complemented by a log-burning fireplace. The second reception room, equally spacious and suitable for relaxation or formal occasions, overlooks the garden. Situated at the rear of the property is the kitchen, equipped with integrated appliances, generous counter space, and ample storage. Tiled flooring in the kitchen transitions to a dining area, which provides direct access to the garden.

On the first floor you have a modern four piece family bathroom and three well proportioned bedrooms, two of which benefit from fireplaces. On the second floor you have two more bedrooms and another family bathroom that services this floor.

The house has amazing potential to adapt the layout to an open plan style living space on the ground floor by opening up the kitchen and the second reception. Subject to consent.



Etheldene Avenue, London, N10



Total area (approx.): 164.6 sq. m (1,771.7 sq. ft)
Outbuilding: 8.3 sq. m (89.3 sq. ft)

Dexters

Muswell Hill
418 Muswell Hill Broadway
London
N10 1DJ
Sales
020 8444 2388

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

RICS Regulated
Estate Agent
and Letting Agent

dexters.co.uk